

142.0

Map

0006

Block

0008.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 760,100 /

USE VALUE: 760,100 /

ASSESSed: 760,100 /

Total Card /

Total Parcel

760,100

760,100

760,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		IROQUOIS RD, ARLINGTON

OWNERSHIP

Owner 1:	FRANKEL SETH PM
Owner 2:	POSNER KATRINA E
Owner 3:	
Street 1:	28 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	BROWN MICHAEL A--ETAL -
Owner 2:	BROWN CHRISTINA L -
Street 1:	28 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1374 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5255		Sq. Ft.	Site		0	80.	1.10	9									462,120						462,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5255.000	298,000		462,100	760,100
Total Card	0.121	298,000		462,100	760,100
Total Parcel	0.121	298,000		462,100	760,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	553.20	/Parcel:	553.20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,000	0	5,255.	462,100	760,100		Year end	12/23/2021
2021	101	FV	288,200	0	5,255.	462,100	750,300		Year End Roll	12/10/2020
2020	101	FV	288,200	0	5,255.	462,100	750,300	750,300	Year End Roll	12/18/2019
2019	101	FV	227,700	0	5,255.	433,200	660,900	660,900	Year End Roll	1/3/2019
2018	101	FV	227,700	0	5,255.	358,100	585,800	585,800	Year End Roll	12/20/2017
2017	101	FV	227,700	0	5,255.	329,300	557,000	557,000	Year End Roll	1/3/2017
2016	101	FV	227,700	0	5,255.	300,400	528,100	528,100	Year End	1/4/2016
2015	101	FV	222,000	0	5,255.	294,600	516,600	516,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN MICHAEL A	78530-167		8/24/2021		851,000	No	No		
	11803-294		2/24/1970		25,500	No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN MICHAEL A	78530-167		8/24/2021		851,000	No	No		
	11803-294		2/24/1970		25,500	No	No	N	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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	11803-294		2/24/1970		25,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/1996	583	Manual	10,000					REROOF
9/11/1995	520		2,800					8X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
8/25/2021	Measured	DGM	D Mann
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Entry Denied	372	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	92107
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	11:47:32

LAST REV

Date	Time
09/16/21	17:58:09
jorourke	
11038	

Total AC/HA: 0.12064

Total SF/SM: 5255

Parcel LUC: 101

One Family

Prime NB Desc

Brackett

Total: 462,120

Spl Credit

Total: 462,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

